

Appraisal Report

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<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
6952	101	4	B	1008	51032BC03100

Owner(s): Youngblood Derek Scott Pathmanathan Dharmini	Situs Address: 3087 S Hemlock St Cannon Beach,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.19	\$208,333	\$107,803	\$316,136

Land Components

Category	Description
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Average
Neighborhood	Urban
Rural	Homesite-Average
Site Adjustments	Med/Light Traffic
Site Adjustments	View Fair
Off-Site Improvement	Public Access
On-Site Utilities	Public Sewer
Site Adjustments	Top-Med/Light

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1974	2009	11/02/2016	cmccleary	1.000000	92270	00000	00000	0.922700	1.000000	1.250000

Base Cost Value:	\$144,972
Inventory Adjustment Total:	\$21,851
Adjusted Base Cost:	\$208,529
DRC:	\$192,410
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	1,144	0	0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,660	2	3,685
Interior - Accessory	Intercom/Music Sys. Basic	1	0	1,850	1,850
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,088	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,144	0	286
Windows	Vinyl	0	0		0
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Wall	Panel	0	0		0
Interior - Wall	Dry Wall	0	0		0
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Toilet	3	0	300	900
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Water Heater (Std)	1	0	400	400

Residence Valuation

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Grt	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	0	0	0	1	2	1.0	1	1	0	0	0			1,088	1,088	0.00	0.00	85,307.60	85,307.60
Second Floor	1	1	0	0	2	1.0	0	0	0	0	0			1,144	1,144	0.00	0.00	59,664.64	59,664.64

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Finished	1.000000	0.866800	576.00	\$28,516	\$400	\$36,145	\$31,331

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete		0	0	0
Ext Wall Material	Vinyl	0	0	0	0
Roofing Material	Composition	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Roof Type	Gable	0	0	0	0
Exterior Wall	Double	0	0	0	0

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov.Porch/Slab/Gab.R.	1.00	1.25	1.00	0.92	56	\$2,234	\$0	\$2,793	\$2,577

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.25	1.00	0.92	370	\$6,290	\$0	\$7,863	\$7,255

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 6 ft	1.00	1.25	1.00	0.92	28	\$672	\$0	\$840	\$775

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 5 ft	1.00	1.25	1.00	0.92	14	\$280	\$0	\$350	\$323

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 4 ft	1.00	1.25	1.00	0.92	84	\$1,596	\$0	\$1,995	\$1,841

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio Brick/Conc.	1.00	1.25	1.00	0.92	266	\$5,985	\$0	\$7,481	\$6,903

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Stairs/Landing	1.00	1.25	1.00	0.92	52	\$936	\$0	\$1,170	\$1,080

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio Brick/Conc.	1.00	1.25	1.00	0.92	191	\$4,298	\$0	\$5,372	\$4,957

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Concrete	1.00	1.25	1.00	0.92	954	\$4,293	\$0	\$5,366	\$4,951

Residence Valuation

Improvement: 2

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	2016	2016	11/02/2016	cmccleary	1.000000	95780	00000	00000	0.957800	1.000000	1.250000

Base Cost Value:	\$70,027
Inventory Adjustment Total:	\$13,110
Adjusted Base Cost:	\$103,922
DRC:	\$99,536
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Heat Pump	0	704	6	4,154
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	627	0	157
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Shower Stall - Tile	1	0	2,050	2,050

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor						1.0					1			154	154	0.00	0.00	36,786.30	36,786.30
Second Floor	1	1			1	1.0								627	627	0.00	0.00	37,144.12	37,144.12

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.957800	423.00	\$21,207	\$506	\$27,141	\$25,996

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Roofing Material	Composition Arch	0	423	0.25	105.75
Garage Component	Garage Door Opener	1	0	400	400.00

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.25	1.00	0.96	104	\$1,768	\$0	\$2,210	\$2,117

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
146	\$192,410	\$0	\$31,331	\$30,661	\$254,402	Residential	HS	<u>\$316,136</u>
146	\$99,536	\$0	\$25,996	\$2,117	\$127,649			
Totals:	<u>\$291,946</u>	<u>\$0</u>	<u>\$57,327</u>	<u>\$32,778</u>	<u>\$382,051</u>			

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536953		6952		\$426,461	3.34	<u>\$493,654</u>	<u>1.62</u>
69521		6952		\$849,931	3.34		
				<u>\$1,276,392</u>	<u>3.34</u>		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$493,653	\$1,258,618	\$1,752,271	\$188,382	\$423,576	\$611,958	\$7,188.68
2024	\$513,400	\$1,276,392	\$1,789,792	\$194,033	\$436,283	\$630,316	\$7,956.22